



The ultimate getaway!

When you do the math it all adds up: 1700 islands in the Florida Keys. 34 islands have houses. 9 islands have one house. Pretty Joe Rock, also known as **Sea Shell Key**, is one of those. Make this lovely hideaway your getaway!

Best of all, the island's location close to shore provides all the amenities that make life relaxing and easy—fresh water and shore electricity. There's even an easement on shore for you and your guests to park while you enjoy island life. Plus, just a quick trip to shore and you are within easy distance of great restaurants and other shore amenities.

Access the island by boat, walk up the 25-foot wood dock to the landscaped property, and then relax in your 2 bedroom/2 bath home. Exposed wooden beams adorn the living room's cathedral ceiling, complementing the home's tile floors. French doors lead from the great room to a screened front porch and to a covered deck.

The spacious master suite features a king-size bed. The master bath offers a sunken jetted Jacuzzi tub and a 2-sided ocean-view shower. The fully-equipped kitchen includes a breakfast bar and everything you need for cooking and dining.

Satellite TV, DVD player and a stereo provide indoor entertainments; but, why stay inside when you can spend time outside in the gorgeous tropical climate of the Keys? This ancient fossilized exposed reef features native vegetation of silver buttonwood, black mangroves, sea grapes, and pitch apples which attract a vast variety of migrating and resident bird life.

Enjoy spectacular, panoramic views of the turquoise-colored Gulf of Mexico. Or snorkel in the crystal clear warm waters surrounding the island and watch the parrot fish and angel fish. Vantage points on raised, landscaped boardwalks provide glimpses of dolphins, sea turtles, manatees, pelicans, and a variety of birds, iguanas and other wildlife. In the evening, look to the west for gorgeous sunsets.

With this turn-key property, you can rent the island as a vacation home part of the year or all of the year. Earn income or reserve the island for yourself. Why not call or visit our web site today to find out more?

Offered at \$1,500,000

**Call to arrange your
private showing of
Pretty Joe Rock today!**

305-304-8733

www.IslandsAndWaterfrontHomes.com

Showings 10- 2 on Sundays

Sellers are
easy to
work with
& will pay
brokers 3%
commis-
sion.

Location: Pretty Joe Rock, near Marathon, Florida, Monroe Cty.		Zoning: C-OI-Offshore Island
Alternate Key #: 1120502, Additional Parcel #1: 00103210-000000		Taxes: \$ 6,960/yr.
Area: 13 - 7 Mile Bridge to Sombrero Beach Rd E & W		Tax exemptions: None
Mile Marker: 50	Rentals: Yes, 7 day minimum	Control Depth: 3 to 5 ft.
Waterfront: Gulf front, open water, Bay/Gulf open water view		Lot Size: 0.21 acres (9,190 sq. ft.)
Owner: FL Key LLC	Terms: Discuss with owner	Poss: Contractual Agreement
Sq. ft.: 1,006	Bdrms: 2	Baths: 2
Style: Single Family, Conch	Roof: Metal	Construction: Frame
Year Built: 1974	Interior: Drywall	Floors: Tile/Wood
Util: Electricity provided by FKEA & water provided by FKKA from the mainland; septic tank		
Cooling/Heating: Air conditioning, ceiling fans		
Dockage: Wood dock with other docking options for deep water docking at community dock		
Parking: Both owner and guest off-street parking on mainland		
Community Ammenities: Airstrip, beach, community boat ramp, community dock and more		
Sleeping Quarters: King-size bed in the master suite, queen-size bed in 2nd bedroom		
Creature Comforts: Satellite TV, DVD player and stereo		
Kitchen: Fully-equipped with breakfast bar, dishwasher, microwave, small appliances, plates, utensils, glassware, pots, pans, etc.		
Master Bath: Sunken Jacuzzi bath; 2-sided, ocean-view, glass-enclosed shower		
Outdoor (Land:): Gas grill, deck furniture, screened porch and landscaped boardwalks, spectacular panoramic views of the Gulf of Mexico		
Outdoor (Sea): Kayaks. Includes island access fishing boat with 50 HP engine		
Price to Incl: What you see is what you get. Completely furnished with everything you need including an access boat. Turn-key island home ready for you to move in or to offer as an income-producing vacation rental.		

**For more information, call Jeanne at
305-304-8733 or
visit www.IslandsAndWaterfrontHomes.com**

Information herein deemed reliable but not guaranteed.

Brokers: bring a buyer and we will pay 3% commission

2015 Financials:

Revenue	2015 Total Revenue	\$ 201,063
Expenses	Property taxes:	\$ 6,848
	Property insurance	\$ 11,616
	Advertising	\$ 2,790
	Electric	\$ 2,058
	Cable/Internet	\$ 1,351
	Water	\$ 1,182
	Maintenance	\$ 2,000
	Supplies	\$ 1,000
	Boat	\$ 3,500
	Propane/Gas	\$ 2,000
	Licensing	\$ 940
	Total:	\$ 35,285

Net Operating Income:
\$201,063 - \$ 35,285 = \$ 165,778

After each rental period, a cleaning fee of \$150 is collected and paid to the cleaning person.